

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for 5/15/03 PLANNING COMMISSION MEETING

P.A.S.: Special Permit #2015

PROPOSAL: To allow a 220' broadcast tower for AM band radio.

LOCATION: Northwest of the intersection of North 33rd and Gladstone Streets.

WAIVER REQUEST: To waive screening required by the Design Standards.

LAND AREA: Approximately 2.8 acres.

CONCLUSION: This request generally complies with the requirements of the Zoning Ordinance and the intent of the Comprehensive Plan. However, the Capitol Environs Commission should review this request to assess the impact upon a Capitol View Corridor.

<u>RECOMMENDATION:</u>	Special Permit #2015	Deferral
	Waiver to Screening	Deferral

GENERAL INFORMATION:

LEGAL DESCRIPTION: See attached

EXISTING ZONING: I-1 Industrial

EXISTING LAND USE: Agriculture

SURROUNDING LAND USE AND ZONING:

North:	Salt Creek/Vacant	I-1
South:	Vacant	I-1
East:	Commercial/Industrial	I-1
West:	Commercial	B-5

COMPREHENSIVE PLAN SPECIFICATIONS:

Page F25 - The 2025 Comprehensive Plan's Land Use Plan designates industrial land uses in this area.

Page F40 General Principles for all Commercial and Industrial Uses - Compatible with existing or planned residential uses.

Page F126 - Wireless Telecommunications - The placement and construction of such facilities need to occur in a way that is compatible with the natural and built environment. Taller, more intensive facilities should be located in commercial and industrial areas. Facilities in residential areas should be unobtrusive, of a scale consistent with the neighborhood setting, and sited in a way that does not detract from the enjoyment of the neighborhood by its residents.

TOPOGRAPHY: The topography is flat across the site, adjacent to levees for both Dead Man's Run and Salt Creek.

TRAFFIC ANALYSIS: Access to the site is provided by a private drive off of North 31st Street Circle.

ENVIRONMENTAL CONCERNS: Development is in a floodplain.

ANALYSIS:

OVERVIEW

KLIN Radio is currently broadcasting from the tower near North 45th and Vine Streets, a temporary measure after the old antenna near Haymarket Park was removed to accommodate the ball field. This request is for a 220' tower for AM band broadcast coverage.

While a distinction is made between this tower which is being built for commercial radio broadcast and those built to support cellular telephone and PCS antennas, LMC Section 27.63.150 requires that the request be reviewed using Chapter 27.68 (Personal Wireless Facilities) for the purpose of zoning review. Review using those criteria follows.

STANDARDS FOR EVALUATION:

Conformity with Comprehensive Plan.

1. The Comprehensive Plan designates industrial uses in this area. This request is consistent with the types of land uses and nature of development recommended by the Land Use Plan. An assessment of the impact upon the Capitol View Corridor by the Capitol Environs Commission is being requested.

Preference of site location in accordance with Chapter 27.68.080.

2. This application is considered a Preferred Location Site for wireless facilities - a site in a commercially or industrially-zoned district in which the facility is minimally intrusive.

Compatibility with abutting property and land uses.

3. This site is zoned I-1, and is bounded by the I-1 zoning district on the north, south and east, and by the B-5 district to the west. All surrounding development is either commercial or industrial. The nearest residential use is a mobile home park approximately 1/4 of a mile away, southeast of this site on North 35th Street.

In their review, Public Works and Utilities notes that the proposed access drive will be required to have a concrete drive approach where it connects to North 31st Street Circle.

Adverse impacts such as visual, environmental or noise impacts.

4. The tower is set back on the site to help minimize the visual impact of the tower upon surrounding properties. The site is located in the 100-year floodplain southeast of the confluence of Dead Man's Run and Salt Creek. Both Public Works and Utilities - Watershed Management and the Lower Platte South NRD reviewed this application and had no objections. The impact of siting this tower at this location is minimal, and development must comply with all applicable regulations pertaining to development in the floodplain.

Availability of suitable existing structures for antenna mounting.

5. While there is a guyed tower north of this site similar to the one being proposed, it does not meet the needs of the radio station. As noted in the applicant's letter, each AM band radio antenna tower is unique and designed to accommodate the licensing and coverage requirements of each station. This is the reason that temporary use of the facility at North 45th and Vine Streets is inadequate, and why the other guyed-tower northwest of this site is not acceptable.

Scale of facility in relation to surrounding land uses.

6. Compatibility of scale is partially provided by the amount of separation between the proposed tower and surrounding uses. Additionally, the zoning pattern supports uses that are generally compatible and of an intensity consistent with such a facility.

Impact on views/vistas and impact on landmark structures/districts, historically significant structures/districts, architecturally significant structures, landmark vistas or scenery and view corridors from visually obtrusive antennas and back-up equipment.

7. This site is within the Capitol View Corridor that extends northeast from the Capitol (see attached map). This corridor offers important views from Highway 77 north of Interstate 80, and from Interstate 80 west of the Highway 77 interchange. Staff

notes that a similar tower in this area has an impact on this corridor, and is concerned this tower may have a similar impact. Staff recommends that this application be forwarded to the Capitol Environs Commission for their consideration and comment during their May 22, 2003 meeting. To allow for that review, Staff is recommending deferral of this application. The result of the Capitol Environs Commission's review will be forwarded to the Planning Commission.

Color and finish.

8. There are two color and finish options for towers in excess of 200' in height. They can either have a galvanized finish, or be painted international orange and white. Towers painted orange and white are allowed to have red lights, where galvanized towers are required to have flashing white strobes. The proposed tower will be international orange and white with red lights. This is the preferred option due to the decreased intensity of the red lights.

Ability to collocate.

9. This tower is not being constructed to accommodate the wireless facilities contemplated by Chapter 27.68 (Personal Wireless Facilities), but rather to serve as a broadcast antenna for an AM radio station. However, it is designed to accommodate two additional carriers consistent with the Zoning Ordinance.

Screening potential of existing vegetation, structures and topographic features, and screening potential of proposed facilities, ground level equipment, buildings and tower base.

10. The landscape plan shows trees planted near the southeast and northeast corners of the site, but not enough to entirely screen the base of the facility as required by the Design Standards. As a result, the applicant has requested a waiver to the screening requirement. However, it is being treated as a modification to the Design Standards because the site plan shows trees being planted, just not the required amount. The applicant states that a reduced number of trees are shown because an integral part of such an antenna is an array of underground wires that radiate out from the tower to the boundary of the lease area. Because these wires are close to the ground surface and entirely surround the tower, any screening that includes live plants that can be detrimental to the facility are prohibited. The result is that any live screening materials must be planted beyond the extent of these underground wires.

As a practical matter, when the screen is moved out from the base of the tower to the perimeter of the site, the number of trees required to screen the site increases significantly while simultaneously diminishing the effectiveness of the screen. The approach to screening that the applicant has selected involves planting trees within the lease area in locations where they won't interfere with the facility. This is an

acceptable approach provided two modifications are made to the plan. First, the number of trees shown should be increased to provide the required 70% screen in the area where trees are shown. Second, three additional trees should be located at both the southwest corner (east of the drive entrance) and northwest corner of the site. Additional trees in these areas will not interfere with the facility, but will help screen the base of the facility in areas where no buildings currently exist to disrupt the view.

Evidence of good faith efforts, and demonstration that a preferred or limited preference site was not technically, legally, or economically feasible.

11. This is a preferred location site, and is an area where this type of development is encouraged to locate.

Staff is recommending deferral to allow for review by the Capitol Environs Commission. However, if action is taken on this application staff recommends it be subject to the following conditions.

CONDITIONS:

Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department office and the plans are found to be acceptable, the application will be scheduled on the City Council's agenda:

- 1.1 Revise the site plan to show:

- 1.1.1 Three additional trees located at both the southwest (east of the drive entrance) and northwest corners of the site.

- 1.1.2 The correct number of trees reflected in the planting schedule as shown on the site plan.

- 1.1.3 A concrete drive approach at North 31st Street Circle.

- 1.1.4 A note indicating that flashing strobe lights are prohibited on this tower.

2. This approval permits a 220' broadcast tower with a modification to the screening design standard.

General:

3. Before receiving building permits:
 - 3.1 The permittee shall have submitted a revised final plan including 5 copies and the plans are acceptable:
 - 3.2 The construction plans shall comply with the approved plans.

Standard:

4. The following conditions are applicable to all requests:
 - 4.1 Before use of the facility all development and construction shall have been completed in compliance with the approved plans.
 - 4.2 All privately-owned improvements shall be permanently maintained by the owner or an appropriately established homeowners association approved by the City Attorney.
 - 4.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
 - 4.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
 - 4.5 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filing fees therefor to be paid in advance by the applicant.

Prepared by:

Brian Will
Planner
April 30, 2003

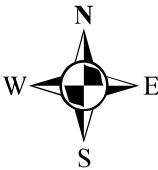
APPLICANT: Bill Frost
Nebraska Broadcasting, LLC
4343 O Street
Lincoln, NE 68510 475-4567

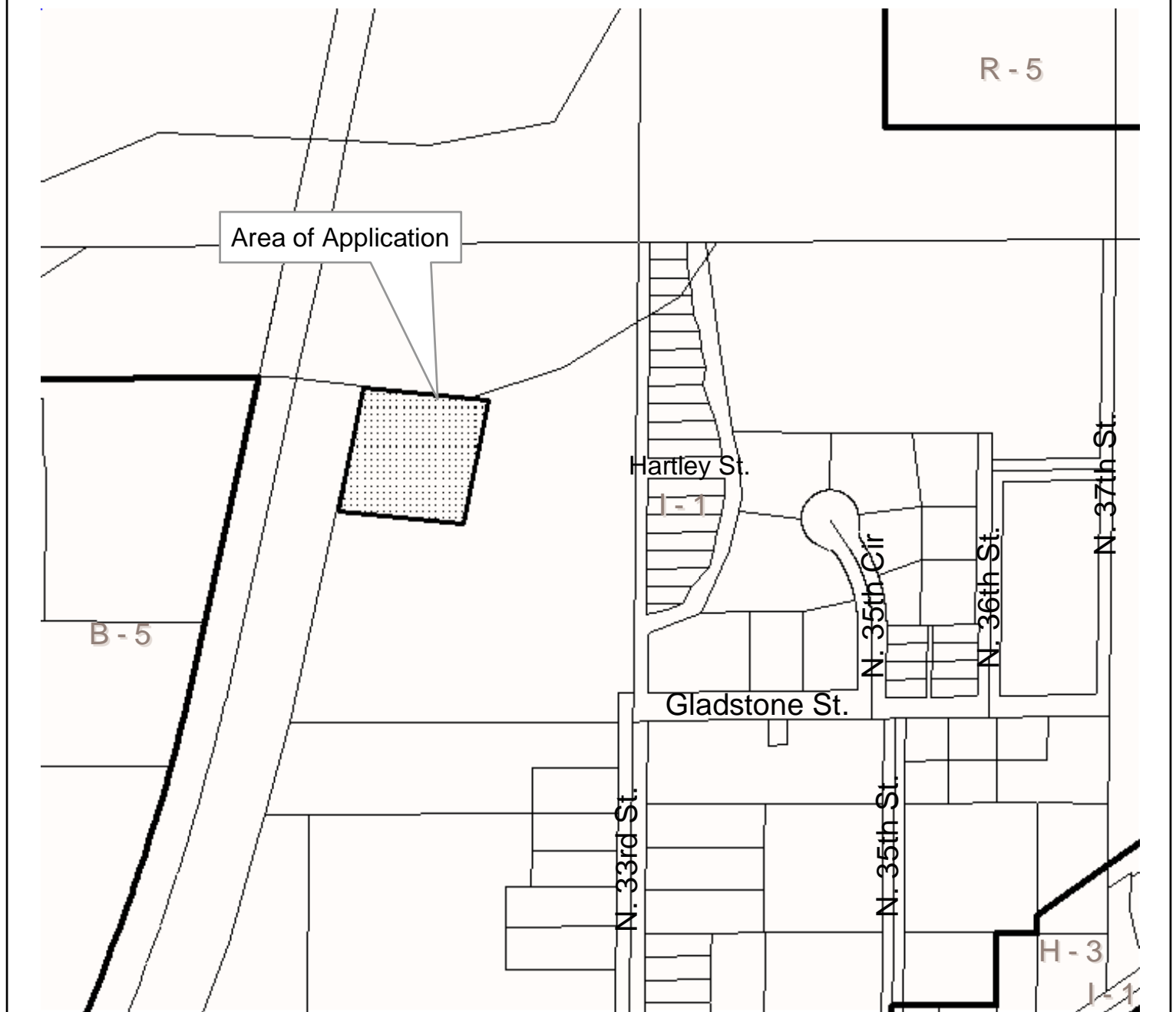
OWNER: Northgate Park, Inc.
2920 Cornhusker Highway
Lincoln, NE 68521 466-2307

CONTACT: Dick Bergt
Architectural Design Associates
7501 O Sreet Suite 105
Lincoln, NE 68516 486-3232



Special Permit #2015
N. 33rd & Gladstone St.
KLIN Radio Tower



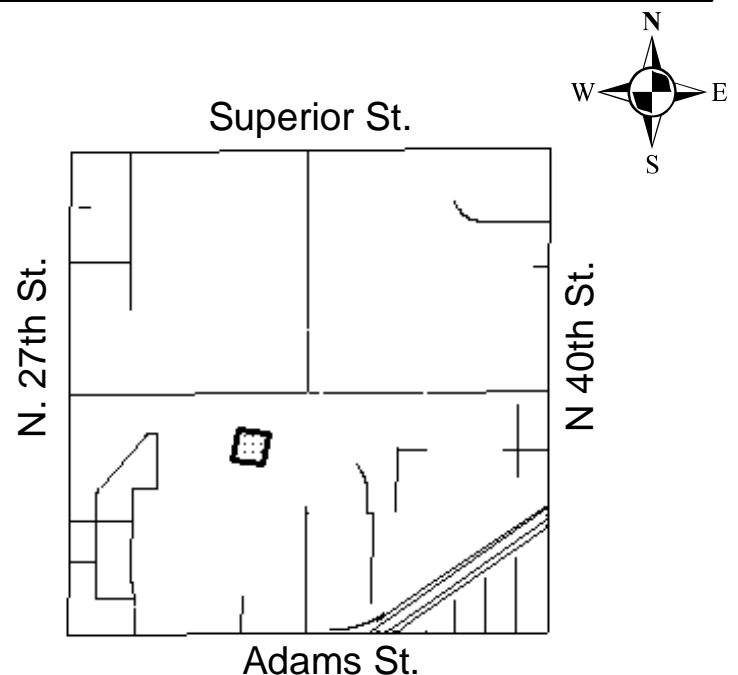
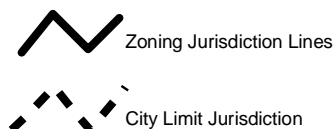


Special Permit #2015 **N. 33rd & Gladstone St.** **KLIN Radio Tower**

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
 Sec. 7 T10N R7E





Architectural Design Associates P.C.

April 16, 2003

Brian Will
Planner
Lincoln/Lancaster County Planning Department
555 South 10th Street, Suite 213
Lincoln, NE 68508

Re: Special Permit Application for KLIN Radio Tower

Dear Brian:

We are requesting a Special Permit to construct an approximate 220 foot tall AM Band Radio Tower. We met with you on the 11th of April for our Pre-Application Conference and attached are the application fee of \$1,000.00, plot plan and other application material/data requested. This proposed tower will meet a "Preferred Location Site" based on 27.68.080 (a) (4) with the location of the tower in a I-1 Industrial District and minimal impact on the surrounding area, as explained below. The following addresses the application information required.

1. Applicant: Bill Frost, Chief Engineer
Nebraska Broadcasting, LLC
4343 "O" Street
Lincoln, NE 68510
Phone: 402 475-4567
2. FCC License Holder: Bill Frost, Chief Engineer
Monterey Licenses, LLC
2511 Garden Road
Monterey, CA 93940
Phone: 402 475-4567
3. Facility Owner/Operator: Bill Frost, Chief Engineer
Nebraska Broadcasting, LLC
4343 "O" Street
Lincoln, NE 68510
Phone: 402 475-4567

4. Property Owner: Donald Spilker, President
Northgate Park, Inc.
2920 Cornhusker Hwy.
Lincoln, NE 68504
Phone: 402 466-2307
Title Company certification is forthcoming.

5. Permission by Owner: See attached letter, dated April 14, 2003.

6. Metes and Bounds Description:

A part of Lot 162, I.T., located in the Southwest 1/4 of Section 7, T 10 N, R 7 E, of the 6th P.M., Lancaster County, NE, more particularly described as follows:

Commencing at the southwest corner of said Lot 162, said corner also being the northwest corner of Outlot 'A', Spilker's Addition, and extending thence N 11°25'53" E, 631.56 feet to the point of beginning;

Thence continuing on said bearing 350.00 feet to the northwest corner of said Lot 162;

Thence along the north line of said Lot 162 S 84°27'55" E, 350.00 feet;

Thence S 11°25'53" W, 350.00 feet;

Thence N 84°27'55" W, 350.00 feet to the point of beginning containing 2.80 acres, more or less.

7. Plot Plan: See attached drawings, including Overall Site Plan, Site Plan, copy of plat map of the immediate area and aerial photo of area. The 350'-0" x 350'-0" site is at the southeast corner of where Dead Mans Run (on the west) connects to Salt Creek (on the north) and the tower is located in the center with 3 – 154'-0" guy wire locations. The tower will be designed to co-locate 2 future carriers. As shown, a 10' x 12' x 10' tall concrete equipment structure will be erected to the north of the tower location with an 18' x 12' x 6' high chain link fence security barrier (with locked gate) around the tower base. The 12' wide gravel access drive extends north to the site from the cul-de-sac at North 31st Street just south of the existing UPS Building. Parking and turn around is provided for 2 vehicles. There are no existing shrubs, trees or significant site features. Minimal grading will be required for the road access and to raise the equipment structure floor elevation to 1 foot above base flood elevation (Approximately 2.5 feet). The ground is tilled and any vegetation within the site will be removed to install the 175' diameter antenna radial at approximately 6 to 10 inches below the existing grades. Zoning of the site is I-1 Industrial as is most of the surrounding properties. Across Dead Mans Run to the west approximately 700 feet is the back side of Menards Lumber and that is located in a B-5 Planned Regional Business District. Approximately 1000 feet to the south along Cornhusker Highway is H-3 Highway Commercial District. The closest residential area is approximately 4 blocks to the east to a trailer park.

8. Sight Lines: There are no public or private roads within 300 feet of the facility. The closest public road is the right angle corner where North 33rd turns east onto Gladstone and it is approximately 1000 feet from the facility. There are no residential buildings within 300 feet of the facility. The closest residence is a trailer park approximately 4 blocks to the east. There are no public view corridors.
9. Siting Elevations: See attached drawings of the equipment structure and the 220 feet tall radio tower (Item #14 below). The security barrier will be a galvanized 6 feet tall chain link fence. Existing trees and shrubs do not exist on the site. Site grade changes are not anticipated except for an approximate 1 foot rise to construct a 12 feet wide gravel access drive and 2 '-6" at equipment building so floor is 1 foot above flood plain elevation.
10. Existing Photographs: See attached aerial photograph of the area showing where two existing photos 'A' and 'C' were taken of the site. Please note that any public or private road is at least 1000 feet from the facility.
11. Proposed Condition Photographs: See attached photos 'B' and 'D' showing the 220 feet tall radio tower superimposed upon the existing photos.
12. Landscape Plan: See attached Site Plan and Overall Site Plan with Landscape Schedule. The Facility Owner/Operator requests a waiver of the Design Standards for the required landscape screening. However, the Facility Owner /Operator agrees to install some landscaping as shown. The reasons are as follows: This is an AM band tower which requires a 175 feet diameter underground antenna system installed approximately 6 to 10 inches below the grade. Maintenance of a short grassy type ground cover is the only type of landscaping allowed within this area to maintain the adequacy of the antenna system. Trees and shrubs with their root systems would interfere with the antenna system and cause severe maintenance problems. Screening of the tower has a minimal affect on the surrounding land uses. This is more fully discussed in item #17 below. The landscaping proposed is outside the 175 feet diameter underground system and is at the unaffected northeast and southeast corners of the site, as shown. Evergreen trees will be installed that will attain to a mature height of over 35 feet.
13. Location Preference: This proposed tower will meet a "Preferred Location Site" based on 27.68.080 (a) (4) with the location of the tower in a I-1 Industrial District and minimal impact on the surrounding area. KLIN is licensed to serve the city of Lincoln. As such, the Federal Communications Commission specifies a minimum signal level for providing service to the community of license. This requirement, combined with the licensed transmitter power, impose a limit on the area in which it is technically and legally possible to locate the transmitter facility. This requirement is further constrained by the necessity to protect the signals of other stations on the same and adjacent frequencies. Additionally, because of the height of the antenna structure, consideration must be given to creating a hazard to air navigation.

An engineering study was completed taking these factors into consideration and a map of possible locations was generated. The locations that would provide good service to the most densely populated areas of the city all fell within the metropolitan area of Lincoln. This map was then reviewed with the Planning Department and the area of possible locations was further refined based on zoning and current land usage. This refinement narrowed the possible areas for tower locations to a handful of possible candidates.

The proposed location near 33rd and Gladstone fulfills the necessary engineering requirements to provide good signal coverage to the residents of Lincoln. This location also conforms to the existing zoning classification. Visual impact of the tower at this location would also be minimal, as it is far removed from major arterials and residential areas. The nearest residential area is approximately 4 blocks to the east of the site. This location also poses no hazards to air navigation.

14. Equipment Brochures: See attachments on the tower and the pre-cast concrete equipment structure.

15. Colors and Building Materials: Tower colors will be international orange and white as per FCC and FAA requirements. The pre-cast concrete equipment structure will be an earth tone, exposed aggregate concrete. Security barrier fence is a standard, galvanized chain link fence.

16. Security Barrier: The security barrier is a 6 feet high, galvanized chain link fence with a locked gate. The area contained by the security barrier is 18' x 12' as shown on the Site Plan. The north boundary is the equipment structure (12 feet wide) and the other 3 sides are standard chain link fencing.

17. Adverse Visual Effects: The tower height of 220 feet is controlled by the AM radio station requirements and is the minimum required height. Adverse visual effects are minimal in that the site of this tower is located a minimum of 1000 feet from any private or public road and 4 blocks minimum from a residential district. The site is surrounded by I-1 Industrial zoned land and uses. The north and west boundaries are screened by a 6 feet high levy or berm that forms the south edge of Salt Creek and the east edge of Dead Man's Run. On the west side of Dead Man's Run is another tree mass that backs up to the rear side of Menards. The east boundary of the site is screened by an existing tree mass some 400 feet away and farther east is industrial use. The south boundary of the site is approximately 1100 feet from the rear side of the UPS Building and other highway commercial uses exist further south up to Cornhusker Highway. New evergreen trees will be planted on the site with a mature height exceeding 35 feet and they will provide further screening and softening of the impact of the tower. Due to distance and existing screening with new screening planned, the adverse visual effects are minimal.

PAGE 5

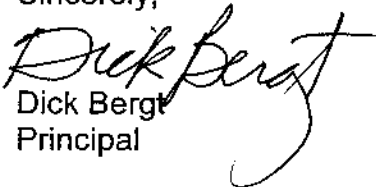
18. Anticipated Maintenance and Monitoring: The Facility Owner/Operator monitors the tower lights, transmitter, building temperature, smoke/fire alarm, etc. by remote telemetry. Maintenance occurs at a minimum of once a month.

19. Copies of Any Other Documents: Also attached are letters and statements from the Department of the Army Corps of Engineers, Joint Antelope Valley Authority, Federal Communications Commission (FCC), Federal Aviation Administration (FAA) all giving approvals. Also included is the summary statement from JES Environmental Services, Inc. on the "Environmental Property Assessment" study.

In summary, this request for a Special Permit to construct a radio tower conforms to the Comprehensive Plan, is a "Preferred Location Site", is compatible with abutting property and surrounding land uses, is minimal in adverse visual impacts, is adequately screened by existing and new trees and berms but does not meet the exact requirements of screening required by the Design Standards of which we are requesting a waiver, has the ability to co-locate two additional users, and has no impact on landmark structures/districts, view corridors or natural resources, etc. Upon granting of the Special Permit, the Facility Owner/Operator will apply for all required building permits and address issues of the flood plain, building structure, tower structure, etc.

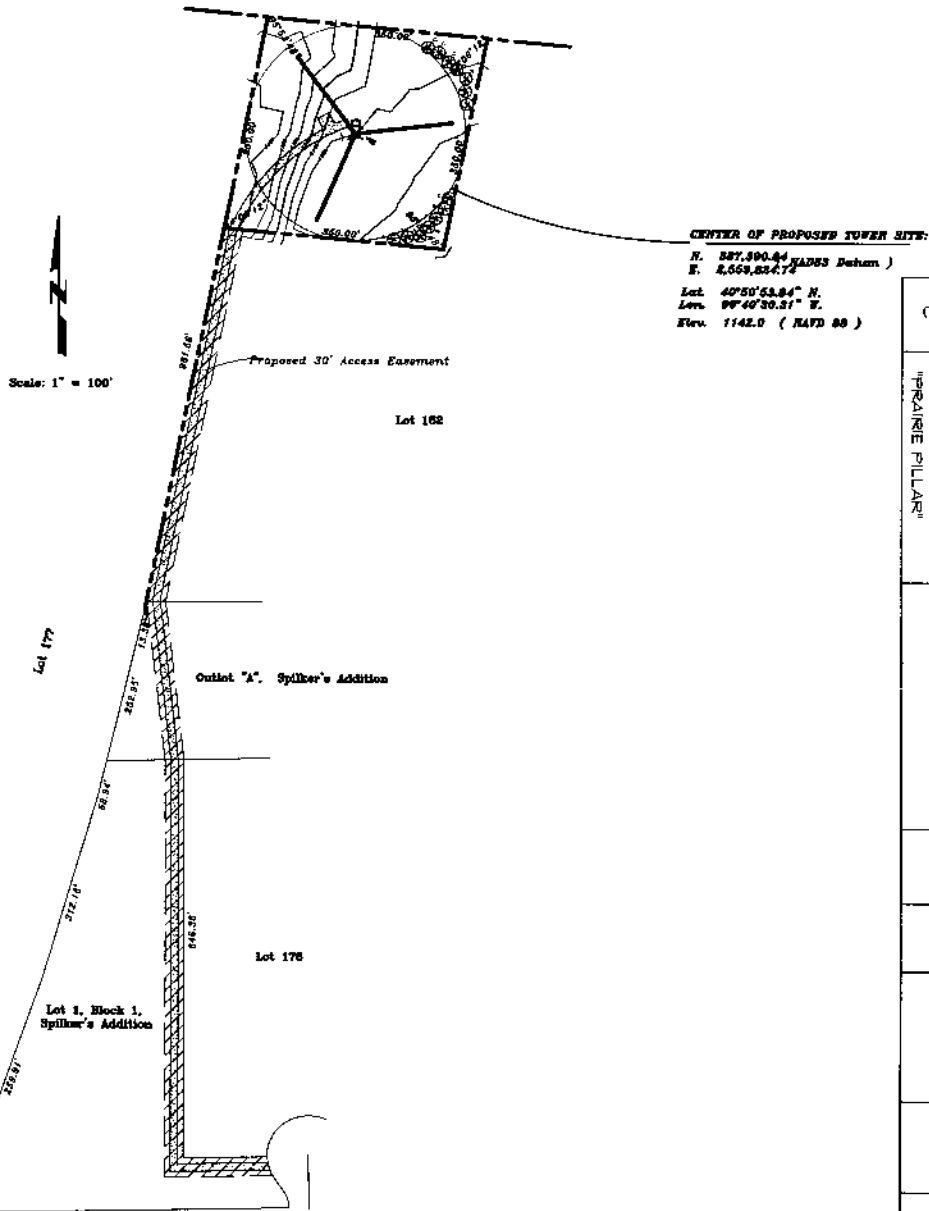
If you require any additional information, I will be the contact for the Owner. Please contact me at 486-3232 or e-mail: dick@adalincoln.com.

Sincerely,


Dick Bergt
Principal

Attachments

OVERALL SITE PLAN

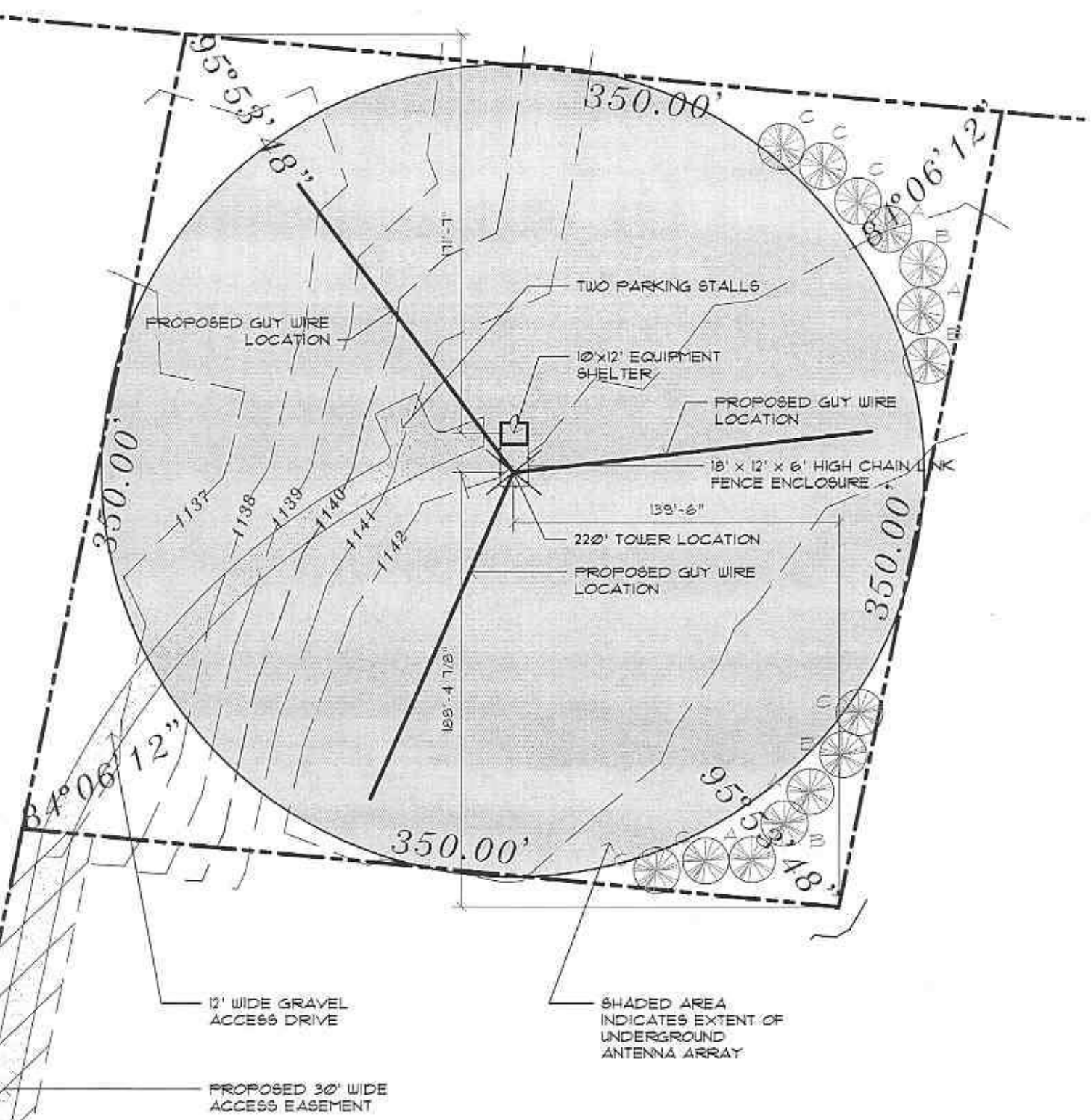


MARK	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	CONDITION	MATURE HEIGHT	MATURE SPREAD
A	Pinus flexilis "Vanderwolf"	Vanderwolf Pine	2	3'	B and B	6'	10'
B	Pinus strobus "Columnar"	Columnar White Pine	2	1'	B and B	6'	10'
C	Juniperus chinensis "Prairie Pillar"	Prairie Pillar Juniper	3	4'	B and B	35'	5'

RADIO TOWER PLANT SCHEDULE

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FILENAME:



SITE PLAN

SCALE: 1" = 60'-0"

SHEET NO.

DATE
4/1/03

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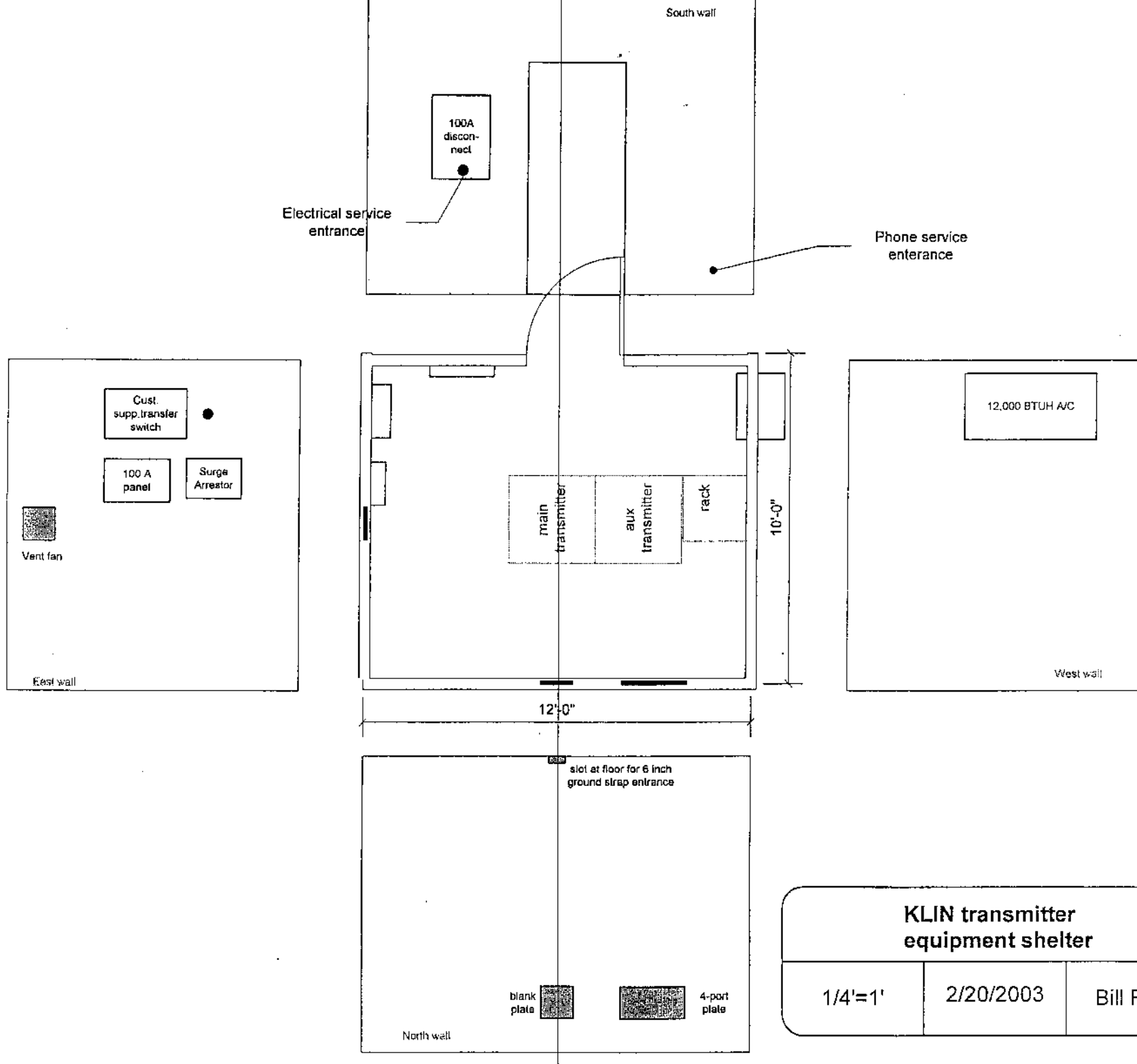
REVISIONS

PROJECT NO.
03-071

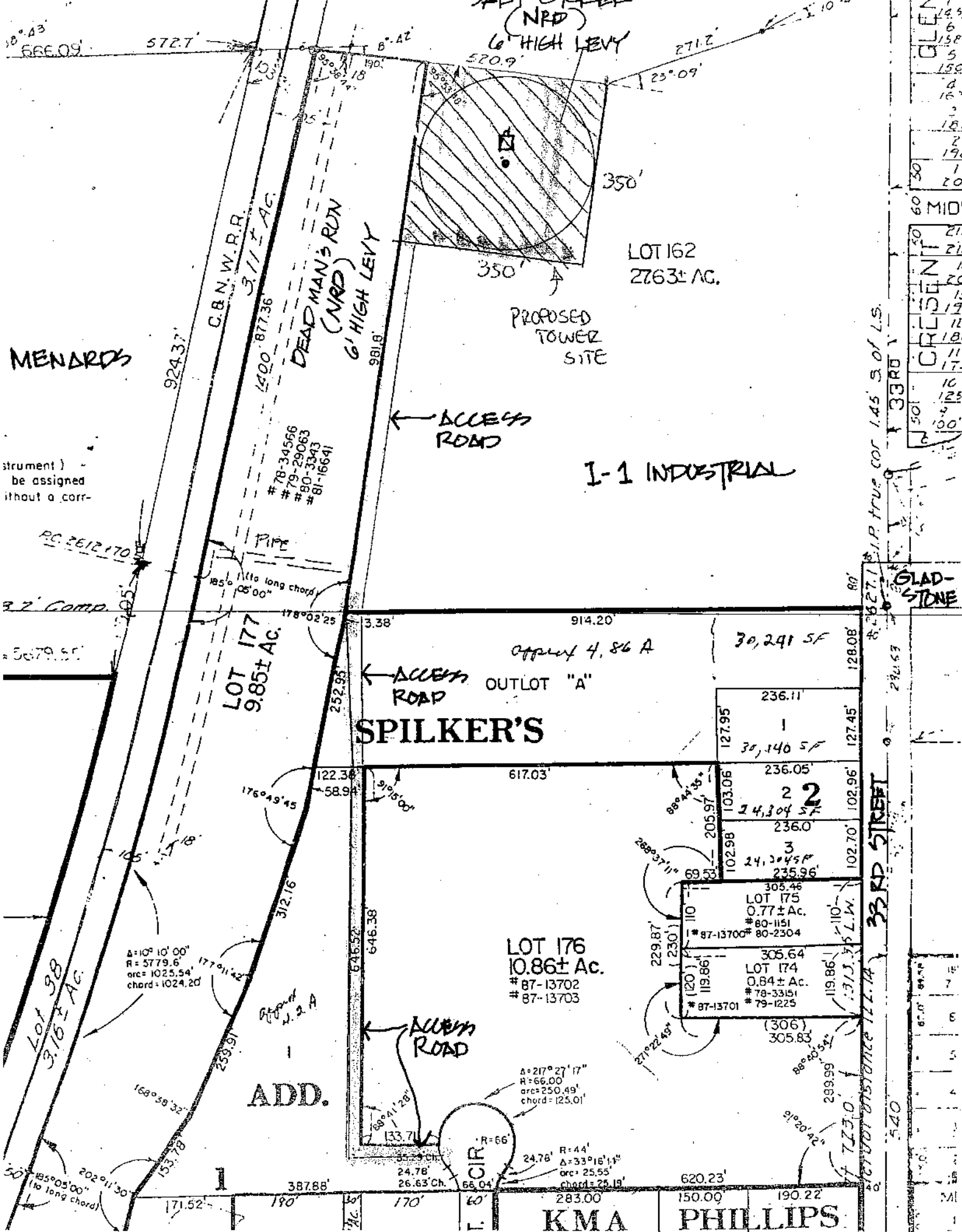
KLIN Radio Tower
Lincoln, NE.

ADA Architectural Design Associates P.C.
Suite 105 7501 'O' Street Lincoln, NE 68510 Phone (402) 486-3232

Section	T1	T2	T3	T4	T5	T6	T7	T8	T9	T10	T11	T12	T13	T14	T15	T16	T17	T18	T19	T20	T21	T22	T23	T24	T25	T26	T27	T28	T29	T30	T31	T32	T33	T34	T35	T36	T37	T38	T39	T40	T41	T42	T43	T44	T45	T46	T47	T48	T49	T50	T51	T52	T53	T54	T55	T56	T57	T58	T59	T60	T61	T62	T63	T64	T65	T66	T67	T68	T69	T70	T71	T72	T73	T74	T75	T76	T77	T78	T79	T80	T81	T82	T83	T84	T85	T86	T87	T88	T89	T90	T91	T92	T93	T94	T95	T96	T97	T98	T99	T100	T101	T102	T103	T104	T105	T106	T107	T108	T109	T110	T111	T112	T113	T114	T115	T116	T117	T118	T119	T120	T121	T122	T123	T124	T125	T126	T127	T128	T129	T130	T131	T132	T133	T134	T135	T136	T137	T138	T139	T140	T141	T142	T143	T144	T145	T146	T147	T148	T149	T150	T151	T152	T153	T154	T155	T156	T157	T158	T159	T160	T161	T162	T163	T164	T165	T166	T167	T168	T169	T170	T171	T172	T173	T174	T175	T176	T177	T178	T179	T180	T181	T182	T183	T184	T185	T186	T187	T188	T189	T190	T191	T192	T193	T194	T195	T196	T197	T198	T199	T200	T201	T202	T203	T204	T205	T206	T207	T208	T209	T210	T211	T212	T213	T214	T215	T216	T217	T218	T219	T220	T221	T222	T223	T224	T225	T226	T227	T228	T229	T230	T231	T232	T233	T234	T235	T236	T237	T238	T239	T240	T241	T242	T243	T244	T245	T246	T247	T248	T249	T250	T251	T252	T253	T254	T255	T256	T257	T258	T259	T260	T261	T262	T263	T264	T265	T266	T267	T268	T269	T270	T271	T272	T273	T274	T275	T276	T277	T278	T279	T280	T281	T282	T283	T284	T285	T286	T287	T288	T289	T290	T291	T292	T293	T294	T295	T296	T297	T298	T299	T300	T301	T302	T303	T304	T305	T306	T307	T308	T309	T310	T311	T312	T313	T314	T315	T316	T317	T318	T319	T320	T321	T322	T323	T324	T325	T326	T327	T328	T329	T330	T331	T332	T333	T334	T335	T336	T337	T338	T339	T340	T341	T342	T343	T344	T345	T346	T347	T348	T349	T350	T351	T352	T353	T354	T355	T356	T357	T358	T359	T360	T361	T362	T363	T364	T365	T366	T367	T368	T369	T370	T371	T372	T373	T374	T375	T376	T377	T378	T379	T380	T381	T382	T383	T384	T385	T386	T387	T388	T389	T390	T391	T392	T393	T394	T395	T396	T397	T398	T399	T400	T401	T402	T403	T404	T405	T406	T407	T408	T409	T410	T411	T412	T413	T414	T415	T416	T417	T418	T419	T420	T421	T422	T423	T424	T425	T426	T427	T428	T429	T430	T431	T432	T433	T434	T435	T436	T437	T438	T439	T440	T441	T442	T443	T444	T445	T446	T447	T448	T449	T450	T451	T452	T453	T454	T455	T456	T457	T458	T459	T460	T461	T462	T463	T464	T465	T466	T467	T468	T469	T470	T471	T472	T473	T474	T475	T476	T477	T478	T479	T480	T481	T482	T483	T484	T485	T486	T487	T488	T489	T490	T491	T492	T493	T494	T495	T496	T497	T498	T499	T500	T501	T502	T503	T504	T505	T506	T507	T508	T509	T510	T511	T512	T513	T514	T515	T516	T517	T518	T519	T520	T521	T522	T523	T524	T525	T526	T527	T528	T529	T530	T531	T532	T533	T534	T535	T536	T537	T538	T539	T540	T541	T542	T543	T544	T545	T546	T547	T548	T549	T550	T551	T552	T553	T554	T555	T556	T557	T558	T559	T560	T561	T562	T563	T564	T565	T566	T567	T568	T569	T570	T571	T572	T573	T574	T575	T576	T577	T578	T579	T580	T581	T582	T583	T584	T585	T586	T587	T588	T589	T590	T591	T592	T593	T594	T595	T596	T597	T598	T599	T600	T601	T602	T603	T604	T605	T606	T607	T608	T609	T610	T611	T612	T613	T614	T615	T616	T617	T618	T619	T620	T621	T622	T623	T624	T625	T626	T627	T628	T629	T630	T631	T632	T633	T634	T635	T636	T637	T638	T639	T640	T641	T642	T643	T644	T645	T646	T647	T648	T649	T650	T651	T652	T653	T654	T655	T656	T657	T658	T659	T660	T661	T662	T663	T664	T665	T666	T667	T668	T669	T670	T671	T672	T673	T674	T675	T676	T677	T678	T679	T680	T681	T682	T683	T684	T685	T686	T687	T688	T689	T690	T691	T692	T693	T694	T695	T696	T697	T698	T699	T700	T701	T702	T703	T704	T705	T706	T707	T708	T709	T710	T711	T712	T713	T714	T715	T716	T717	T718	T719	T720	T721	T722	T723	T724	T725	T726	T727	T728	T729	T730	T731	T732	T733	T734	T735	T736	T737	T738	T739	T740	T741	T742	T743	T744	T745	T746	T747	T748	T749	T750	T751	T752	T753	T754	T755	T756	T757	T758	T759	T760	T761	T762	T763	T764	T765	T766	T767	T768	T769	T770	T771	T772	T773	T774	T775	T776	T777	T778	T779	T780	T781	T782	T783	T784	T785	T786	T787	T788	T789	T790	T791	T792	T793	T794	T795	T796	T797	T798	T799	T800	T801	T802	T803	T804	T805	T806	T807	T808	T809	T810	T811	T812	T813	T814	T815	T816	T817	T818	T819	T820	T821	T822	T823	T824	T825	T826	T827	T828	T829	T830	T831	T832	T833	T834	T835	T836	T837	T838	T839	T840	T841	T842	T843	T844	T845	T846	T847	T848	T849	T850	T851	T852	T853	T854	T855	T856	T857	T858	T859	T860	T861	T862	T863	T864	T865	T866	T867	T868	T869	T870	T871	T872	T873	T874	T875	T876	T877	T878	T879	T880	T881	T882	T883	T884	T885	T886	T887	T888	T889	T890	T891	T892	T893	T894	T895	T896	T897	T898	T899	T900	T901	T902	T903	T904	T905	T906	T907	T908	T909	T910	T911	T912	T913	T914	T915	T916	T917	T918	T919	T920	T921	T922	T923	T924	T925	T926	T927	T928	T929	T930	T931	T932	T933	T934	T935	T936	T937	T938	T939	T940	T941	T942	T943	T944	T945	T946	T947	T948	T949	T950	T951	T952	T953	T954	T955	T956	T957	T958	T959	T960	T961	T962	T963	T964	T965	T966	T967	T968	T969	T970	T971	T972	T973	T974	T975	T976	T977	T978	T979	T980	T981	T982	T983	T984	T985	T986	T987	T988	T989	T990	T991	T992	T993	T994	T995	T996	T997	T998	T999	T1000	T1001	T1002	T1003	T1004	T1005	T1006	T1007	T1008	T1009	T1010	T1011	T1012	T1013	T1014	T1015	T1016	T1017	T1018	T1019	T1020	T1021	T1022	T1023	T1024	T1025	T1026	T1027	T1028	T1029	T1030	T1031	T1032	T1033	T1034	T1035	T1036	T1037	T1038	T1039	T1040	T1041	T1042	T1043	T1044	T1045	T1046	T1047	T1048	T1049	T1050	T1051	T1052	T1053	T1054	T1055	T1056	T1057	T1058	T1059	T1060	T1061	T1062	T1063	T1064	T1065	T1066	T1067	T1068	T1069	T1070	T1071	T1072	T1073	T1074	T1075	T1076	T1077	T1078	T1079	T1080	T1081	T1082	T1083	T1084	T1085	T1086	T1087	T1088	T1089	T1090	T1091	T1092	T1093	T1094	T1095	T1096	T1097	T1098	T1099	T1100	T1101	T1102	T1103	T1104	T1105	T1106	T1107	T1108	T1109	T1110	T1111	T1112	T1113	T1114	T1115	T1116	T1117	T1118	T1119	T1120	T1121	T1122	T1123	T1124	T1125	T1126	T1127	T1128	T1129	T1130	T1131	T1132	T1133	T1134	T1135	T1136	T1137	T1138	T1139	T1140	T1141	T1142	T1143	T1144	T1145	T1146	T1147	T1148	T1149	T1150	T1151	T1152	T1153	T1154	T1155	T1156	T1157	T1158	T1159	T1160	T1161	T1162	T1163	T1164	T1165	T1166	T1167	T1168	T1169	T1170	T1171	T1172	T1173	T1174	T1175	T1176	T1177	T1178	T1179	T1180	T1181	T1182	T1183	T1184	T1185	T1186	T1187	T1188	T1189	T1190	T1191	T1192	T1193	T1194	T1195	T1196	T1197	T1198	T1199	T1200	T1201	T1202	T1203	T1204	T1205	T1206	T1207	T1208	T1209	T1210	T1211	T1212	T1213	T1214	T1215	T1216	T1217	T1218	T1219	T1220	T1221	T1222	T1223	T1224	T1225	T1226	T1227	T1228	T1229	T1230	T1231	T1232	T1233	T1234	T1235	T1236	T1237	T1238	T1239	T1240	T1241	T1242	T1243	T1244	T1245	T1246	T1247	T1248	T1249	T1250	T1251	T1252	T1253	T1254	T1255	T1256	T1257	T1258	T1259	T1260	T1261	T1262	T1263	T1264	T1265	T1266	T1267	T1268	T1269	T1270	T1271	T1272	T1273	T1274	T1275	T1276	T1277	T1278	T1279	T1280	T1281	T1282	T1283	T1284	T1285	T1286	T1287	T1288	T1289	T1290	T1291	T1292	T1293	T1294	T1295	T1296	T1297	T1298	T1299	T1300	T1301	T1302	T1303	T1304	T1305	T1306	T1307	T1308	T1309	T1310	T1311	T1312	T1313	T1314	T1315	T1316	T1317	T1318	T1319	T1320	T1321	T1322	T1323	T1324	T1325	T1326	T1327	T1328	T1329	T1330	T1331	T1332	T1333	T1334	T1335	T1336	T1337	T1338	T1339	T1340	T1341	T1342	T1343	T1344	T1345	T1346	T1347	T1348	T1349	T1350	T1351	T1352	T1353	T1354	T1355	T1356	T1357	T1358	T1359	T1360	T1361	T1362	T1363	T1364	T1365	T1366	T1367	T1368	T1369	T1370	T1371	T1372	T1373	T1374	T1375	T1376	T1377	T1378	T1379	T1380	T1381	T1382	T1383	T1384	T1385	T1386	T1387	T1388	T1389	T1390	T1391	T1392	T1393	T1394	T1395	T1396	T1397	T1398	T1399	T1400	T1401	T1402	T1403	T1404	T1405	T1406	T1407	T1408	T1409	T1410	T1411	T1412	T1413	T1414	T1415	T1416	T1417	T1418	T1419	T1420	T1421	T1422	T1423	T1424	T1425	T1426	T1427	T1428	T1429	T1430	T1431	T1432	T1433	T1434	T1435	T1436	T1437	T1438	T1439	T1440	T1441	T1442	T1443	T1444	T1445	T1446	T1447	T1448	T1449	T1450	T1451	T1452	T1453	T1454	T1455	T1456	T1457	T1458	T1459	T1460	T1461	T1462	T1463	T1464	T1465	T1466	T1467	T1468	T1469	T1470	T1471	T1472	T1473	T1474	T1475	T1476	T1477	T1478	T1479	T1480	T1481	T1482	T1483	T1484	T1485	T1486	T1487	T1488	T1489	T1490	T1491	T1492	T1493	T1494	T1495
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KLIN transmitter equipment shelter		
1/4"=1'	2/20/2003	Bill Frost

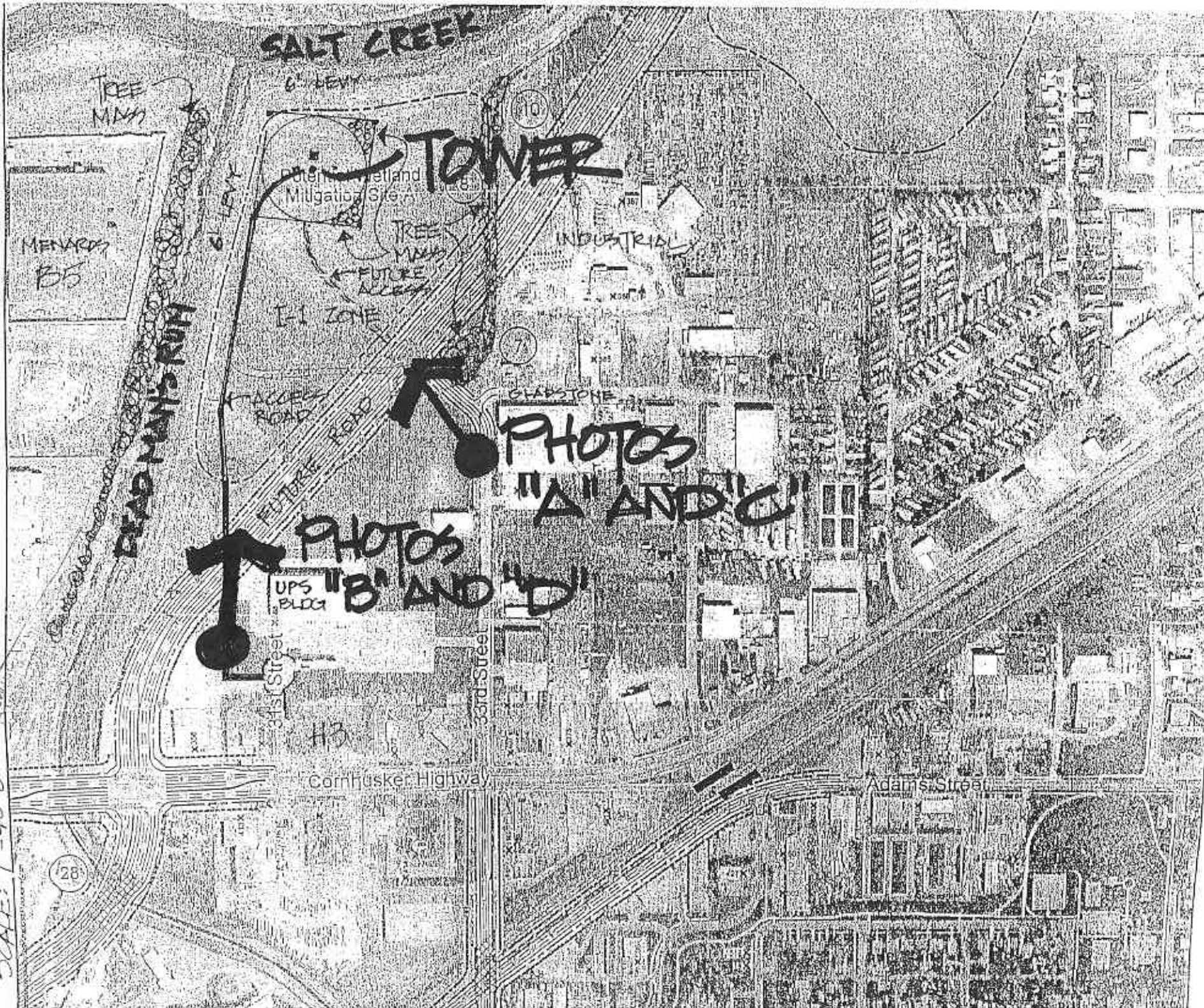


6	12.5
5	13.8
4	15.0
3	16.2
2	17.4
1	18.6
0	19.8
30	21.0
60	22.2
90	23.4
120	24.6
150	25.8
180	27.0
210	28.2
240	29.4
270	30.6
300	31.8
330	33.0
360	34.2

1	12.5
2	13.8
3	15.0
4	16.2
5	17.4
6	18.6
7	19.8
8	21.0
9	22.2
10	23.4
11	24.6
12	25.8
13	27.0
14	28.2
15	29.4
16	30.6
17	31.8
18	33.0
19	34.2
20	35.4
21	36.6
22	37.8
23	39.0
24	40.2
25	41.4
26	42.6
27	43.8
28	45.0
29	46.2
30	47.4
31	48.6
32	49.8
33	51.0
34	52.2
35	53.4
36	54.6
37	55.8
38	57.0
39	58.2
40	59.4
41	60.6
42	61.8
43	63.0
44	64.2
45	65.4
46	66.6
47	67.8
48	69.0
49	70.2
50	71.4
51	72.6
52	73.8
53	75.0
54	76.2
55	77.4
56	78.6
57	79.8
58	81.0
59	82.2
60	83.4
61	84.6
62	85.8
63	87.0
64	88.2
65	89.4
66	90.6
67	91.8
68	93.0
69	94.2
70	95.4
71	96.6
72	97.8
73	99.0
74	100.2
75	101.4
76	102.6
77	103.8
78	105.0
79	106.2
80	107.4
81	108.6
82	109.8
83	111.0
84	112.2
85	113.4
86	114.6
87	115.8
88	117.0
89	118.2
90	119.4
91	120.6
92	121.8
93	123.0
94	124.2
95	125.4
96	126.6
97	127.8
98	129.0
99	130.2
100	131.4

4-16-03

KLIN RADIO TOWER
SCALE: 1"=40-0' "NAD"



PROPOSED SPILKER TOWER SITE

A part of Lot 162, I.T., located in the Southwest 1/4 of Section 7, T 10 N, R 7 E, of the 6th P.M., Lancaster County, NE, more particularly described as follows:

Commencing at the southwest corner of said Lot 162, said corner also being the northwest corner of Outlot 'A', Spilker's Addition, and extending thence N 11°25'53" E, 631.56 feet to the point of beginning;

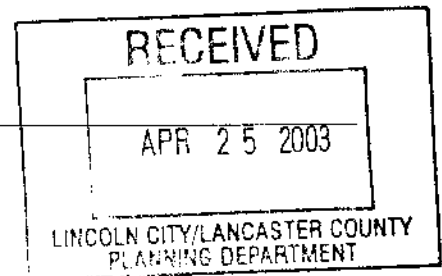
Thence continuing on said bearing 350.00 feet to the northwest corner of said Lot 162;

Thence along the north line of said Lot 162 S 84°27'55" E, 350.00 feet;

Thence S 11°25'53" W, 350.00 feet;

Thence N 84°27'55" W, 350.00 feet to the point of beginning containing 2.80 acres, more or less.

M e m o r a n d u m



To: Brian Will, Planning Dept
From: ^{BB} Bruce Briney, Public Works and Utilities
Subject: Special Permit #2015, Nebraska Broadcasting, LLC
KLIN Broadcast Tower at 2920 Cornhusker Highway
Date: April 24, 2003
cc: Nicole Fleck-Tooze
Randy Hoskins

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the application for Special Permit #2015 for Nebraska Broadcasting, LLC to construct a broadcast tower at 2920 Cornhusker Highway. Public Works has the following comment:

- The point at which the proposed tower access road connects to South 31st Street Circle should be constructed as a concrete driveway approach.
- Public Works has no objection to this application.



Edward Zimmer

05/06/2003 09:06 AM

To: bwill@ci.lincoln.ne.us

cc: Marvin S Krout/Notes@Notes

Subject: SP#2015 and key vistas to Capitol

Brian,

As you requested, I did a field-check of the proposal to build a 220 foot radio tower northwest of 33rd and Gladstone. The tower would be located within "County View Corridor 10a" identified in the 1977 "Urban Design Plan for the Nebraska Capitol Environs," which we have long used as our principal guide to identifying and protecting significant public opportunities to view the Capitol tower.

This corridor offers important views of the tower against the skyline from Highway 77 north of the interstate and from Interstate 80 west of Highway 77 (56th St) interchange. The rest stop on I-80 west of that interchange is located to take advantage of that view and has a historical marker describing the tower and the view.

From that rest stop, the radio tower east of 27th St. and south of Superior is the chief "insult" to the dominance of the Capitol tower on the skyline, as that tower is perceived from that vantage point as relatively close to the Capitol tower on the horizon, and appears nearly twice as tall as the Capitol. Based on the maps provided, it appears to me the proposed tower might have a similar impact, although I think it would appear slightly to the east (left from the interstate vantage point) of the existing tower.

I recommend that SP#2015 be referred to the Nebraska Capitol Environs Commission for its recommendation of whether the proposed tower would adversely impact a significant vista to the Capitol tower. The Commission meets next on May 22nd and I could schedule the discussion at that time, if so directed by you or the Planning Commission. To conduct that review, I would request a simulated image of the proposed tower from Interstate rest stop.

Please let me know if I can be of further assistance.

Ed Zimmer
Historic Preservation Planner
Lincoln Planning Dept.
(402)441-6360
ezimmer@ci.lincoln.ne.us



REPLY TO
ATTENTION OF:

DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS, OMAHA DISTRICT
NEBRASKA REGULATORY OFFICE - KEARNEY
1430 CENTRAL AVENUE SUITE 4
KEARNEY, NE 68847-6856
January 13, 2003

Mr. Bill Frost
NE Broadcasting Company
4343 O Street
Lincoln, Nebraska 68510

Dear Mr. Frost:

This letter pertains to your proposal to build a radio tower. The site is located in the SW ¼ of Section 7, Township 10 North, Range 7 East, Lancaster County, Nebraska.

After reviewing the materials you provided, the project will not require a Department of the Army permit; it appears there are no waters of the United States that will be impacted.

If, in the future, you plan to place fill material in any waters of the US, please provide this office with an application for review for possible permit requirements.

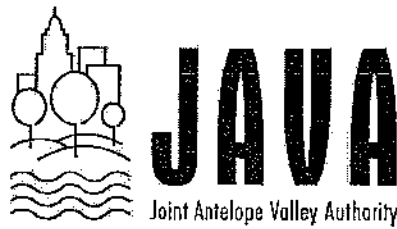
Although a Department of the Army permit pursuant to Section 404 of the Clean Water Act and/or Section 10 of the River and Harbor Act is not required for this project, this does not eliminate the requirement that you obtain other applicable Federal, State, Tribal and/or Local permits as required.

This delineation/determination has been conducted to identify the limits of the Corps' Clean Water Act jurisdiction for the particular site identified on this request. This delineation/determination may not be valid for the wetland conservation provisions of the Food Security Act of 1985, as amended. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should request a certified wetland determination from the local office of the NRCS prior to starting work.

If you have any questions regarding this matter, please feel free to contact me at the above address or call (308) 234-1403 and refer to file number NE 02-11633.

Sincerely,

Barbara J. Friskopp
Project Manager



March 3, 2003

Mr. Bill Frost
Chief Engineer
Nebraska Broadcasting
4343 O Street
Lincoln, NE 68510

Dear Bill:

I apologize for the delay in getting a formal response to you regarding your proposed tower site.

~~The proposed location should cause no problems for our Antelope Valley project. The only issue~~
that I can foresee is the future access, and I am sure we will be able to work with you to arrive at
a mutually agreeable location.

In your letter, you mentioned getting the building and floodplain permits. Just for information
purposes, some changes are being proposed for development standards in floodplains so you
should make sure your design is based on the appropriate ones.

If you have any other questions, please let me know.

Sincerely,

Wayne Teten
Antelope Valley Project Manager

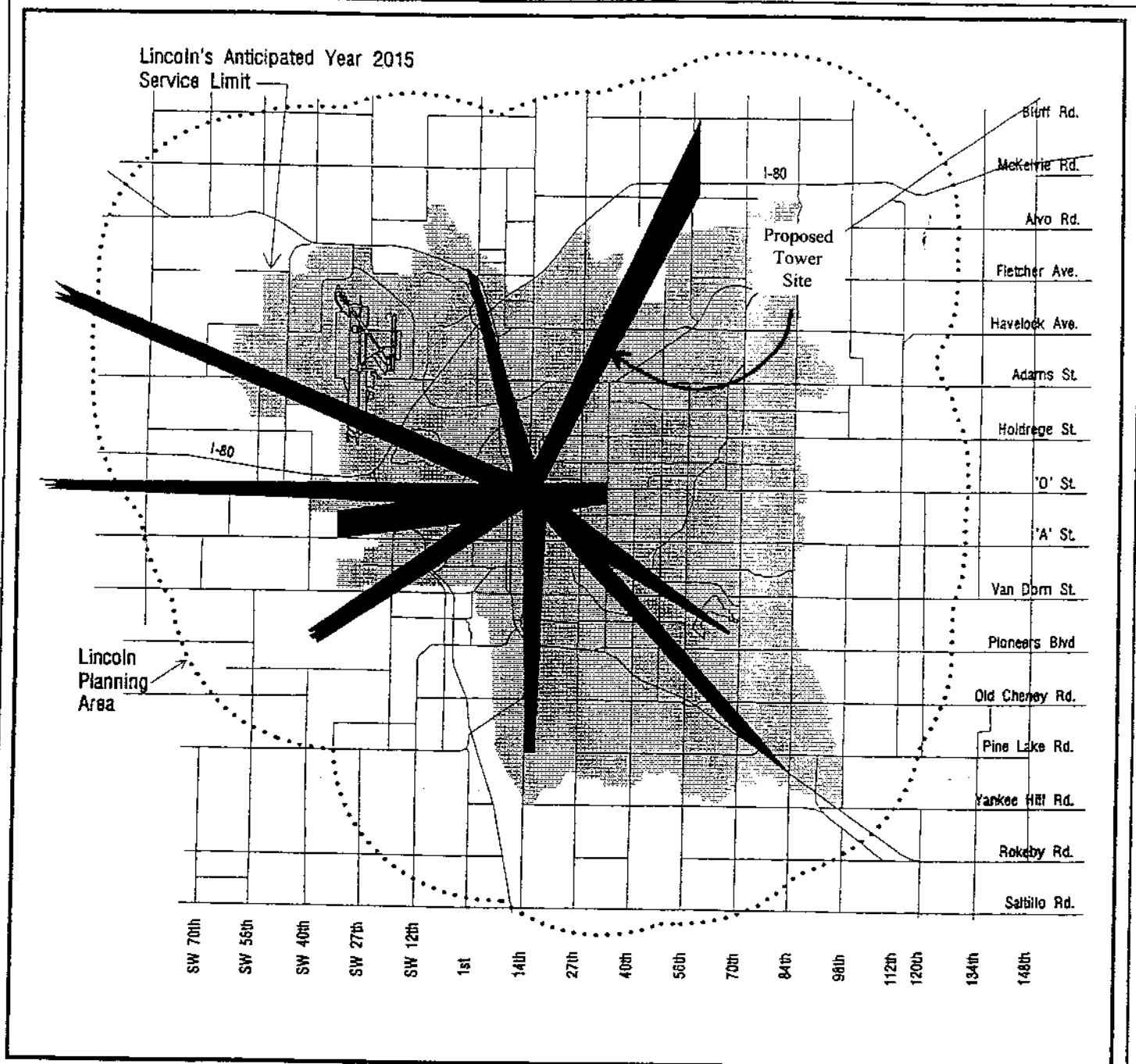
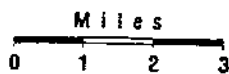


Figure 62

*Capitol View Corridors:
City Perspective*



**Lincoln City/Lancaster County
Comprehensive Plan**

 Capitol View Corridor